



162 West Hubbard Street

Chicago, Illinois 60610

Telephone: 312 527 4700

Fax: 312 527 0700

Order #: 2005109-0165

Prepared for: Fosco, VanderVennet & Fullett, P.C.

Reference: Lakeland Estates

Attn: Charles VanderVennet

Property Owners Association

Placed: 04/19/2005

Chain of Title Report

Property: 27317 West Lakeview Drive, Wauconda, Illinois 60084 County: Lake

Legal Description: Lot 40 in Robert Bartlett's Lakeland Estates, being a Subdivision of part of Sections 34 and 35, Township 44 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded April 8, 1957, as Document 946079, in Lake County, Illinois.

Permanent Index Number(s): 09-34-401-001

Owner(s) of Record: John H. Vonder Haar and Reva J. Vonder Haar

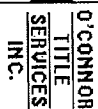
CCR's: Amendment recorded in Plat Document #946079 on 4-8-1957;
Revision recorded in Document #2048269 on 2-13-1980; and
Amendment recorded in Document #4476177 on 1-7-2000

Property Search

Document Number	Grantor	Grantee	Inst	Dated	Recorded	Remarks
1160679	Robert Bartlett	Walter S. Branda and Florence P. Branda	Warranty Deed	8-22-62	8-31-62	With other property
1412095	Walter S. Branda and Florence P. Branda	Phillip P. Mizock	Warranty Deed	2-15-69	2-25-69	With other property
1602137	Phillip P. Mizock and Estelle G. Mizock	John F. Kocsis and Cathleen A. Kocsis	Warranty Deed	2-23-73	2-28-73	Lot 40
2228069	John F. Kocsis and Cathleen A. Kocsis	American National Bank and Trust, Trust #57498	Deed in Trust	7-14-83	7-29-83	Lot 40
2334983	American National Bank and Trust, Trust #57498	John H. Vonder Haar and Reva J. Vonder Haar	Trustee's Deed	12-3-84	1-25-85	Lot 40

**Covering Records through
5-26-2005**

The above information was compiled from public records. It is expressly understood that this is not a Title Insurance policy and should not be relied upon as such.



Phone: 312.527.4700
Fax: 312.527.0700
162 West Hubbard
Chicago, Illinois 60610

Order: Other - chain of title, CCR

S/O: Jean Vonderhaar

Address: 27317 West Lakeview Drive Wauconda, Illinois 60084

Legal:

Notes: New Order

START LEAD: Lot 40 in Robert DAVENPORT'S

Order#: **2005109-0165**

County: **Lake, Illinois**

Priority: Exhibit A

Acct #: 1185

Attn: **Charles VanerVenne**

Ref: **Lakeland Estates Pro**

Flood: none ☐ Census: ☐

[illegible]

Tax#:

Assessed Value: \$

2004 1st Installment:

Due Date:

Status: ☒ Paid ☐ Delinquent ☐ Sold ☐ Open

2002 and prior are all paid unless noted

2004 2nd Installment: \$

Due Date:

Status: ☐ Paid ☒ Delinquent ☐ Sold ☐ Open

Date Ordered: 4/19/2005 3:23:38 PM

2003 Total Installments: \$

Status: ☐ Paid ☐ Delinquent ☐ Sold ☐ Open

100

☐ None ☐ See Attached

Cover Date:

5109-165

To:	John O'Connor O'Connor Title Services, Inc.	From:	Charles T. VanderVennet
Fax:	(312) 527-0700	Pages:	1
Phone:	(312) 527-4700	Date:	April 19, 2005
Re:	Lakeland Estates Property Owners Association	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• TRANSMITTED DOCUMENTS ARE LEGALLY PROTECTED AS PRIVILEGED CORRESPONDENCE AND ARE INTENDED SOLELY FOR THE USE OF THE NAMED RECIPIENT. IF YOU HAVE RECEIVED THESE DOCUMENTS IN ERROR, PLEASE CONTACT THE SENDER AT THE ABOVE ADDRESS IMMEDIATELY. THANK YOU.

In order to establish what covenants apply to the above-captioned development, we are seeking a title search and copies of recorded documents (other than deed and financing documents) affecting **27317 West Lakeview Drive, Wauconda, IL 60084**, a lot within the development in Lake Barrington, Lake County, IL (though the property carries a Wauconda mailing address). The presumed owner is Jean VonderHaar.

We believe that pertinent documents (Instrument of Deed and Declaration of Easement applicable to Robert Bartlett's Lakeland Estates) were recorded as Document #9655656 on or around September 19, 1957. We further believe that there may have been two amendments to the Declaration, one in 1980 and one in 2000. Please provide the date, recording number and a copy of any such documents that you may find during your search.

If the cost of this effort will exceed between \$150 and \$200, please let us know before commencing or continuing the work. If you should have any questions, please do not hesitate to contact us.

Thank you for your assistance.

CTV:tw

LAKELAND ESTATES PROPERTY OWNERS ASSOCIATION, INC.
Fax-O'Connor Title 04.19.05.doc

CTV

This Indenture, Made this 22nd day of AUGUST, A. D. 1922
between ROBERT BARTLETT, of Chicago, Illinois, as Trustee under the provisions of a Trust Agreement dated December 18th, 1921, and known as the Robert Bartlett Realty Co. (Not Incorporated), Trust Agreement, part of the first part, and WALTER S. BRANDA and FLORENCE F. BRANDA, his wife, of Cook County, Illinois, part of the second part.

Wittnessall, That said-party of the first part in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto said party of the second part, as joint tenants and not as tenants in common, the following described real estate, situated in the County of Lake, State of Illinois, to-wit:

LOTS FORTY (40) and FORTY ONE (41).

in ROBERT BARTLETT'S LAKE LAND ESTATES, being a Subdivision of part of Sections 24 and 25, Township 44 North, Range 2 East of the Third Principal Meridian, according to the plat thereof, recorded April 8, 1951, as Document 946079, in Lake County, Illinois.

SUBJECT: All general taxes levied for the year 1958; and hereafter, to all special assessments now or hereafter levied and all adjustments of special assessments, if any falling due after March 22, 1958, for improvement projects, whether or not the same have been heretofore completed; to all recorded restrictions, covenants, conditions and building lines, to all zoning and building laws, ordinances and regulations, if any, enacted or enforced by any governmental agency or authority and to easement for street purposes, public utilities and drainage.

SUBJECT to such of the following covenants as enter to the real estate herein described which shall run with the same and shall be in force and effect and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall automatically extend for successive periods of ten years, or until the majority of the then owners of the lots in said subdivision it is agreed to change the said covenants in whole or in part. All lots shall be residential lots, (except lots 96 and B-1 to B-20 both inclusive) subject to zoning and building laws, ordinances, regulations.

Said roof shall may be used for single family residential purposes only and no structure shall be erected, stored, placed or permitted thereon other than a detached single family dwelling not to exceed 24' stories in height, including an immediately attached breezeway; if destroyed, and a private garage which must be attached to and immediately adjoin either the principal attached breezeway; if destroyed, and a private garage which must be attached to and immediately adjoin either the principal building or the breezeway; the said garage and/or breezeway, including roof, shall be of the same material and construction as that of the principal building; said garage and/or breezeway and garage must be completed simultaneously with the design as that of the principal building; said garage and/or breezeway and garage must be constructed substantially in accordance with the construction of the dwelling.

No more than one dwelling shall be erected or placed on any one lot in said subdivision. Until the dwelling shall have been erected or placed on a lot in said subdivision no other building or structure whatsoever shall be erected or placed thereon other than a tool house and such tool house may be used for the storage of tools only while the dwelling is in the contemplation of erection. Upon the completion of any dwelling the tool house shall be removed immediately from the real estate.

No building shall be erected or placed on said premises prior to January 1, 1966 until the plans and specifications of said building shall have been submitted to and approved by the grantor herein or his successors.

No dwelling shall be placed or erected upon such real estate unless (A) it be designed for single family use; (B) it be

[illegible]

Lot 35 is hereby declared a Park and Beach lot, the use of which is as defined in the Declaration of Easement dated September 18, 1967 and Reverted September 18, 1967 as Document 950056.

Lots B-1 to B-20 both inclusive are to be used by the owners thereof as a means of access to the lake and on which houses and buildings of whatever character will be permitted.

Lots 89-A and 82-A are subject to an easement for the purpose of operation and maintenance of the dam and spillway.
Lots 39 to 44 both inclusive are subject to the right of Texas Illinois Natural Gas Pipeline Company as shown in Instrument dated July 5, 1961 and recorded July 20, 1961 as Document 789965 and amended by Agreement dated April 2, 1967 and recorded April 9, 1967 as document 946308.

Said real estate shall not be used nor shall any building thereon be used for commercial purposes, nor as a wrecking yard, nor for storage, temporarily or permanently, commercially or otherwise, of junk, debris or abandoned personal property.

The use of said real estate shall be permitted only in structures conforming with the above conditions and restrictions and no trailer, basement, tent, railroad car, shack, garage, barn or out-building shall be erected or placed on said real estate or be used at any time as a residence or place of business temporarily or permanently.

Notwithstanding the provision and conditions hereinabove set forth that no more than one dwelling shall be erected or placed on any one lot in said subdivision, the grantor reserves unto himself the right to sell and convey a portion of a lot and if the grantor so sells and conveys a portion of a lot, a dwelling house may be erected or placed on such portion of a lot, but such portion of a lot shall otherwise be subject to all of the conditions and provisions otherwise governing such lot as herein is provided.

No noxious or offensive trade shall be carried on upon any lot in said subdivision, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

No truck or other commercial vehicle shall be permitted upon any lot except when said truck or commercial vehicle is actually delivering, unloading or loading personal property to and from the premises and except any truck or commercial vehicle which is restricted to the interior confines of the private garage, the intention being to prevent unnecessary circulation and parking upon parking lots of trucks or commercial vehicles upon said lots.

No signs of any character shall be placed upon or in any residential lot or lots in the subdivision without the written consent of the grantor herein or his successors, nor shall any signs be placed on or attached to any part of the exterior of any structure in the subdivision, without the written consent of the grantor herein or his successors, the intention being that no signs of any character shall be visible to the general public, except that a sign not to exceed two feet by four feet (2' x 4') may be placed on the front of a house on the lot. This section shall be enforced.

4) in case, with the lettering thereon limited to "FOR ALL LOTS HAVING TILE OR DRAINAGE SYSTEMS ARE SUBJECT TO THE RIGHTS OF THE ADJACENT OWNERS AND THE PUBLIC TO HAVE MAINTAINED OR IMPROVED DRAINAGE SYSTEMS."

Right of the public and the adjoining owners of the two lots mentioned flow of any stream.
Management for the use and benefit and in favor of the widest or greatest from this to that of all lots in ROBERT BARKLEY
LETT'S LAKELAND ESTATE, in, over and upon lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 82

[illegible]

September 19, 1967 at Honolulu, Hawaii.

Witnessed in the presence of the undersigned, ROBERT HANLEY, a duly qualified Notary Public in and for the State of Hawaii, who is duly sworn to give true and correct testimony, that the within and foregoing instrument was signed and sealed by the parties thereto, and that the contents of the same are true and correct.

ROBERT HANLEY, Notary Public in and for the State of Hawaii.

My Commission Expires: 12-31-1968

To Have the Best Results - make sure that parts of the second part are in the primary and the second part and parts of the second part.

This book is intended primarily to aid in the carrying of every person and probably several million people. Greater understanding of the world of our food and environment or otherwise would be a great help.

See the second part - and parts of the first part but increase on the first part and the first and second parts.

Written: [illegible]

Josephine F. Weber

A Notary Public is and for the said County, in the State of Illinois, DO HEREBY CERTIFY, that **ROBERT HARTLEY**, who is personally known to me to be the person who has been named in the foregoing instrument, is a person lawfully qualified to act as a Notary Public in and for the said County, in the State of Illinois, and I solemnly swear that he is a person of good moral character, and is qualified to act as a Notary Public in and for the said County, in the State of Illinois.

Country: United States

• **Answer**

123

Joseph A. West
 Editor-Publisher

State of Illinois } ss. No. 1160679
Lake County }

Filed for record in Recorder's Office

AUG 8 1962 10 00 AM

1962

of RECORDS Page 149

7-10928

RESEARCH ON DESIGN

THE UNIVERSITY OF CHICAGO

2048269

P. O. Box 191
Wauconda, Il. 60084
February 13, 1980

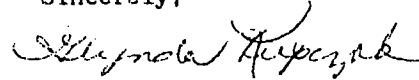
Recorder of Deeds
County Bldg.
18 N. County
Waukegan, Il. 60085

Dear Sir:

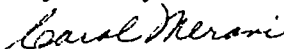
We, the officers of the Lakeland Property Owners Association, Inc., do hereby state that the owners of lots comprising the subdivision of ROBERT BARTLETT'S LAKE LAND ESTATES, being a Subdivision of part of Sections 34 and 35, Township 44 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded April 8, 1957 as Document 946079, in Lake County, Illinois, did receive by certified mail or hand delivery, a copy of the 1980 Revised Deed Restrictions, as hereby attached, along with a ballot and instructions for the casting of that ballot. We further state that we were notified by Mrs. T. Ross, a Certified Public Accountant, that she received, by mail, a majority of votes in favor of amending the deed restrictions to which the above said subdivision was subject by adopting the 1980 Revised Deed Restrictions as proposed by the Lakeland Property Owners Association, Inc. and as hereby attached.

We ask, therefore, that the attached 1980 Deed Restrictions be recorded as the terms and conditions governing the use of the aforementioned properties superseding the covenants and restrictions as originally recorded.

Sincerely,



Glynda Kupczak, President

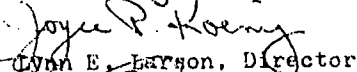


Carol Meravi, Vice-President

Mary Struzik, Secretary



Joyce Koenig, Treasurer



Lynn E. Larson, Director

Attachment (6)

ek

1980 REVISED DEED RESTRICTIONS

PURSUANT to a majority vote of the owners of lots comprising the subdivision of ROBERT BARTLETT'S LAKELAND ESTATES, being a Subdivision of part of Sections 34 and 35, Township 44 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded April 7, 1957, as Document 946079, in Lake County, Illinois, the covenants and restrictions running with the land and to which each such lot is subject are amended to read as follows:

SUBJECT to such of the following covenants as refer to the real estate herein described which shall run with the land and shall be in force and effect and shall be binding on all parties and all persons claiming under them until (~~January 1, 1980~~), January 1, 1990, at which time said covenants shall automatically extend for successive periods of ten years, unless by a vote of the majority of the then owners of the lots in said subdivision it is agreed to change the said covenants in whole or in part. All lots shall be residential lots (except lots 95 and B-1 to B-20 inclusive) subject to zoning and building laws, ordinances and regulations.

1. Said real estate may be used for single family residential purposes only and no structure shall be erected, altered, placed or permitted thereon other than a detached single family dwelling not to exceed 2 1/2 stories in height, including an immediately attached breezeway, if desired, and a private garage which must be attached to and immediately adjoin either the principal building or the breezeway, the said garage and/or breezeway, including roof, shall be of the same material and general design as that of the principal building, said garage and/or breezeway and garage must be constructed simultaneously with the construction of the dwelling.

2. No more than one dwelling shall be erected or placed on any one lot in said subdivision except as provided in this paragraph. Until the dwelling shall have been erected or placed on a lot in said subdivision no other building or structure whatsoever shall be erected or placed thereon other than a tool house and such tool house may be used for the storage of tools only while the dwelling is in the continuous process of erection. Upon the completion of any dwelling the tool house shall be removed immediately from the real estate. *Upon written approval of the Building Committee of the Lakeland Property Owners Association, Inc., one out building may be constructed on a lot. The standards for approval will be that the out building will not be more than 100 square feet in size, that it shall be constructed of the same or similar materials and of the same architectural design of the residential structure.*

2043269

3. No building shall be erected or placed on said premises (~~prior to January 1, 1965 until the plans and specifications of said building shall have been submitted to and approved by the grantor herein or his successors.~~) until the plans and specifications of said building shall have been submitted to and approved in writing, by the Building Committee of the Lakeland Property Owners Association, Inc. *Said Association may in its discretion prescribe the type of building materials and architectural design of buildings to be constructed in the subdivision.*

4. No dwelling shall be placed or erected upon such real estate unless (a) it be designed for single family use, (b) it be of brick, stone, concrete, stucco, frame or steel construction, (c) it have a ground floor area, exclusive of one-story open porches and garages, of not less than 1,400 square feet in the case of a one-story structure and of not less than 1,100 square feet in the case of a 1 1/2, 2 or 2 1/2 story structure, (d) the exterior thereof be completed in its entirety within 180 days from the date of commencement of erection or placement on the real estate, and (e) a driveway and culvert permit is first obtained from the proper authorities and a driveway constructed (to include such culverts as are necessary for proper drainage) measuring at least 8 feet in width and run from the street paving to the lot building line and be constructed of either gravel, stone, cinders, rock, cement or asphalt in sufficient amounts to prevent the wheels of vehicles from carrying the soil of the real estate on to the dedicated roads.

5. If such dwelling be of frame construction, outside walls must be of new finished siding and two coats of paint or stain must be applied thereto immediately upon completion. No roll type tar paper roof or siding shall be permitted on any structure in the subdivision, nor shall any imitation brick or imitation stone siding be permitted on any structure. Chimneys shall be of brick, stone, or concrete construction, *or other materials approved by the Building Code of Lake County in effect from time to time.* Foundations for all dwellings must be of (~~brick, stone or~~) concrete. Fences, if of wood or frame, unless they be of rustic type, must be painted immediately upon erection.

6. Lot 95 is hereby declared a Park and Beach Lot, the use of which is as defined in the Declaration of Easement dated September 18, 1957 and recorded September 19, 1957 as Document 965656.

7. Lots B-1 to B-20 both inclusive are to be used by the owners thereof as a means of access to the lake and on which no building or structure whatsoever shall be permitted.

2049269

8. Lots 89-A and 92-A are subject to an easement for the purpose of operation and maintenance of the dam and spillway.

9. Lots 39 to 44 both inclusive are subject to the right of Texas Illinois Natural Gas Pipeline Company as shown in Instrument dated July 5, 1951 and recorded July 30, 1951 as Document 733955 and amended by Agreement dated April 2, 1957 and recorded April 9, 1957 as Document 946369.

10. Lots 36 to 46 both inclusive are subject to the rights of the Slocum Lake Drainage District and the adjoining owners in and to that part thereof falling in Slocum Drainage Ditch.

11. Said real estate shall not be used nor shall any building thereon be used for commercial purposes, nor as a wrecking yard, nor for storage, temporarily or permanently, commercially or otherwise, of junk, debris or abandoned personal property.

12. The use of said real estate shall be permitted only in structures conforming with the above conditions and restrictions and no trailer, basement, tent, railroad car, shack, garage, barn or out building shall be erected or placed on said real estate or be used at any time as a residence or place of business temporarily or permanently. *This paragraph shall not be construed so as to prevent out buildings approved under paragraph 2 above, nor to prevent owners parking boats or recreational vehicles on their lots, so long as the boat or recreational vehicle is parked within the building set back lines established by the plat of subdivision.*

13. (~~Notwithstanding the provision and condition herein above set forth that no more than one dwelling shall be erected or placed on any one lot in said subdivision, the grantor reserves unto himself the right to sell and convey a portion of a lot and if the grantor so sells and conveys a portion of a lot, a dwelling house may be erected or placed on such portion of a lot, but such portion of a lot shall otherwise be subject to all of the conditions and provisions otherwise governing such lot as herein provided.~~)

14. No noxious or offensive trade shall be carried on upon any lot in said subdivision, nor shall anything be done thereon which may be or become a nuisance or annoyance in the neighborhood.

15. No (~~mink, chinchilla, fox, skunk,~~ cattle, horses, hogs, poultry or goats) animals other than household pets shall be kept or maintained on said premises *and in no event shall animals be kept on the premises for commercial

2049269

purposes* (~~nor shall the growing of mushrooms for commercial purposes be permitted.~~)

16. No (~~truck or other~~) commercial vehicle shall be permitted upon any lot except when said commercial vehicle is actually delivering, unloading or loading personal property to and from the premises and except any commercial vehicle which is restricted to the interior confines of the private garage, the intentions being to prevent unnecessary excessive and continuous open parking of (~~trucks or~~) commercial vehicles.

17. No signs of any character shall be placed upon or in any residential lot or lots in the subdivision without the written consent of the (~~grantor herein or his successors, the intention being that no signs of any character shall be visible to the general public, except that a sign not to exceed two feet by four feet, 2' x 4', in size, with the lettering thereon limited to 'For Sale' or 'For Lease' shall be permitted.~~) Board of Directors of the Lakeland Property Owners Association, Inc., or its successors.

18. All lots having tile or drainage ditches are subject to the rights of the adjacent owners and the public to have maintained the uninterrupted flow of water through said tile or drainage ditches.

19. Rights of the public and the adjoining owners to the free and unobstructed flow of any stream.

20. Easement for the use and benefit and in favor of the owner or owners from time to time of all lots in ROBERT BARTLETT'S LAKE LAND ESTATES, in, over and upon Lot 95 in ROBERT BARTLETT'S LAKE LAND ESTATES, for and as a park and for bathing, swimming, fishing, boating and parking of automobiles and as a means of ingress and egress to waters of the lake as granted by Instrument dated September 18, 1957 and recorded September 19, 1957, as Document 965656.

21. Easement for the use and benefit and in favor of the owner or owners from time to time of all lots in ROBERT BARTLETT'S LAKE LAND ESTATES, in, over and upon that part of Lots 67A, 68A, 69A, 70A, 71A, 72A, 75A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 92A, 93A, 94A, 95A, A-1 and Lots B-1 to B-2, both inclusive, in Lakeland Estates, which is from time to time covered by the waters of "The Lake" for the purposes of bathing, swimming, fishing, skating and boating (other than in motor boats not powered by electricity), as granted by Instrument dated September 18, 1957 and recorded September 19, 1957 as Document 965656.

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22. Easement for the use and benefit and in favor of the owner or owners from time to time of Lots 53, 57 and 61 in ROBERT BARTLETT'S LAKELAND ESTATES, Inc. over and upon that part of Lots 53A, 57A, and 58A in LAKELAND ESTATES, which is from time to time covered by the waters of "The Small Lake" for the purposes of bathing, swimming, fishing, skating and boating (other than in motor boats not powered by electricity) as granted by Instrument dated September 18, 1957 and recorded September 19, 1957 as Document 965657.

23. *No snowmobile or motor driven vehicle shall be used nor any permanent or semi-permanent structures (exclusive of piers) shall be erected on the waters of "The Lake" as herein above described. This paragraph shall not be construed to prevent the use of shelters for ice fishermen which are erected and removed on each day of use.*

24. *The Lakeland Property Owners Association, Inc. shall have the right to establish dues from time to time assessable against lot owners and lots in the Subdivision. The dues assessed from time to time, if not paid within the calendar year they are assessed, shall constitute a lien against the lot upon the Association's filing a written claim for lien with the Recorder of Deeds of Lake County describing the lot and the nature and amount of the lien. Collection of dues may be sought in law or in equity and costs incurred by the Association, including attorney's fees and expenses and interest at the maximum legal rate from time to time shall be included in satisfaction of the assessed dues or lien claim.*

25. Before the real estate shall be occupied, a water well and a septic tank of brick, tile or concrete or other satisfactory method of disposing of sewage shall be completely installed by the grantee(s) or the grantee(s) successors in interest without expense to the grantor, and the arrangements for sewage disposal shall be such as to prevent all nuisance and all possibility of contamination and such as to be satisfactory to the grantor and to the public authorities.

26. Water wells shall be located and constructed in accordance with the standards set forth by ~~(the State Department of Public Health and)~~ public authorities, the location being such that the wells will be reasonably protected from pollution by seepage from waste disposal systems on the same or adjacent lots.

27. Waste Disposal systems shall be located and constructed in accordance with the standards set forth by ~~(the State Department of Public Health and)~~ public authorities, the location being such that these systems be at a reasonably safe distance from water wells on the same or adjacent lots, so as to protect such wells from pollution.

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28. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Development or Subdivision *and/or the Lakeland Property Owners Association, Inc., its successors or assigns* to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

29. *The by-laws, rules and regulations adopted by The Lakeland Property Owners Association, Inc., and the actions taken by the Board of Directors of said association shall be binding upon all lot owners.*

30. Invalidity of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

2048269

RECORDER
LAKE COUNTY, ILLINOIS

1980 FEB 13 AM 11:40

Frank J. Neuman

*Lakeland Property Owners, Inc.
P.O. Box 191
Wauconda, IL 60084 pd.*

**AMENDMENT TO THE 1980
REVISED DEED RESTRICTIONS
FOR BARTLETT'S LAKELAND
ESTATES PROPERTY OWNERS
ASSOCIATION**

This Amendment to The 1980 Revised Deed Restrictions for Bartlett's Lakeland Estates Property Owners Association made and entered into the 10th day of December, 1999 is an amendment to that certain covenants and restrictions of record for Bartlett's Lakeland Estates Property Owners Association (hereinafter referred to as "Declaration") recorded with the Recorder of Deeds of Lake County on April 8, 1957 as Document Number 948079.

4476177

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jan 07 2000
At 3:28pm
Receipt #: 210393
Doc/Type: AND
Deputy - Cashier #1

For Use by Recorder's Office Only

WITNESSETH:

WHEREAS, Bartlett's Lakeland Estates Property Owners Association (hereinafter referred to as "Association") is the assignee of the developer's rights as set forth and described in the 1980 Revised Deed Restrictions (hereinafter referred to as "Deed Restrictions"); and

WHEREAS, pursuant to the Preamble of the Deed Restrictions, the Deed Restrictions shall automatically extend for successive ten year periods, unless by a vote of the majority of Owners it is agreed to change, modify in whole or in part said covenants; and

This document prepared by and after
recording to be returned to:
JEFFREY S. YOUNGERMAN
KERRY T. BARTELL
KOVITZ SHIFRIN & WAITZMAN
750 Lake Cook Road, Suite 350
Buffalo Grove, Illinois 60089

WHEREAS, a certification is attached
hereto as Exhibit B, certifying that a majority of
the Owners have agreed to amend the Deed
Restrictions as required under the Preamble to
the Deed Restrictions; and

Page 1

NOW, THEREFORE, the Association hereby declares that the Deed Restrictions be and is hereby amended as follows (changes are shown as underlined text):

1. Section 2 of the Deed Restrictions presently reads as follows:

2. No more than one dwelling shall be erected or placed on any one lot in said subdivision except as provided in this paragraph. Until the dwelling shall have been erected or placed on a lot in said subdivision no other building or structure whatsoever shall be erected or placed thereon other than a tool house and such tool house may be used for the storage of tools only while the dwelling is in the continuous process of erection. Upon the completion of any dwelling, the tool house shall be removed immediately from the real estate. Upon written approval of the Building Committee of the Lakeland Estates Property Owners Association, Inc., one out building may be constructed on a lot. The standards for approval will be that the out building will not be more than 100 square feet in size, that it shall be constructed of the same or similar materials and of the same architectural design or residential structure.

2. Section 2 of the Deed Restrictions is hereby deleted in its entirety and replaced with the following:

2. No more than one dwelling shall be erected or placed on any one lot in said subdivision except as provided in this paragraph. Until the dwelling shall have been erected or placed on a lot in said subdivision no other building or structure whatsoever shall be erected or placed thereon other than a tool house and such tool house may be used for the storage of tools only while the dwelling is in the continuous process of erection. Upon the completion of any dwelling, the tool house shall be removed immediately from the real estate. Upon written approval of the Building Committee of the Lakeland Estates Property Owners Association, Inc., one out building may be constructed on a lot. The standards for approval will be that the out building will not be more than 192 square feet in size, that it shall be constructed of the same or similar materials and of the same architectural design or residential structure.

3. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

EXHIBIT A

LEGAL DESCRIPTION

Lots comprising the Subdivision of Robert Bartlett's Lakeland Estates, being a subdivision of part of Sections 34 and 35, Township 44 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded April 8, 1957, as Document 948079, in Lake County, Illinois.

N:\M\LakeLand Estates Wauc\Revised Deeds 2.wpd

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Ex. A - Page 1

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Jean Vondetlaar, do hereby certify that I am a member of the Board of Directors for the Bartlett's Lakeland Estates Property Owners Association.

I further certify that the attached amendment to The 1980 Revised Deed Restrictions for Bartlett's Lakeland Estates Property Owners Association, was duly approved by owners having at least a majority of the total votes, in accordance with the provisions of the Preamble of the Deed Restrictions.

By: Jean VondetlaarTitle: President

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Ex. B - Page 1

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**AMENDMENT TO THE 1980
REVISED DEED RESTRICTIONS
FOR BARTLETT'S LAKELAND
ESTATES PROPERTY OWNERS
ASSOCIATION**

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4476177

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For Use by Recorder's Office Only

WITNESSETH:

WHEREAS, Bartlett's Lakeland Estates Property Owners Association (hereinafter referred to as "Association") is the assignee of the developer's rights as set forth and described in the 1980 Revised Deed Restrictions (hereinafter referred to as "Deed Restrictions"); and

WHEREAS, pursuant to the Preamble of the Deed Restrictions, the Deed Restrictions shall automatically extend for successive ten year periods, unless by a vote of the majority of Owners it is agreed to change, modify in whole or in part said covenants; and

This document prepared by and after
recording to be returned to:
JEFFREY S. YOUNGERMAN
KERRY T. BARTELL
KOVITZ SHIFRIN & WAITZMAN
760 Lake Cook Road, Suite 350
Buffalo Grove, Illinois 60069

WHEREAS, a certification is attached
hereto as Exhibit B, certifying that a majority of
the Owners have agreed to amend the Deed
Restrictions as required under the Preamble to
the Deed Restrictions; and

Page 1

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1. Section 2 of the Deed Restrictions presently reads as follows:

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3. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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I, Jean Vondettaar, do hereby certify that I am a member of the Board of Directors for the Bartlett's Lakeland Estates Property Owners Association.

I further certify that the attached amendment to The 1980 Revised Deed Restrictions for Bartlett's Lakeland Estates Property Owners Association, was duly approved by owners having at least a majority of the total votes, in accordance with the provisions of the Preamble of the Deed Restrictions.

By: Jean VondettaarTitle: President

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